

A U S T I N C I T Y C O U N C I L
AGENDA

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Wednesday, August 09, 2006

 + [Back](#)  [Print](#)**Zoning and Neighborhood Plan Amendments
(Public Hearings and Possible Action)
RECOMMENDATION FOR COUNCIL ACTION****ITEM No. 13**

Subject: C14-06-0136 - 1701 & 1703 Windoak Drive - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 1701 & 1703 Windoak Drive (Harpers Branch Watershed) from family residence (SF-3) district zoning to townhouse and condominium residence (SF-6) district zoning. Planning Commission Recommendation: To grant townhouse and condominium residence-conditional overlay (SF-6-CO) combining district zoning. Applicant: FS Ventures (Jim Cummings). Agent: Urban Design (Laura Toups). City Staff: Robert Heil, 974-2330.

Additional Backup Material

(click to open)

☐ **Staff Report****For More Information:** Robert Heil, 974-2330.



MEMORANDUM

TO: Honorable Will Wynn, Mayor and members of the Austin City Council

FROM: Greg Guernsey, Director
Neighborhood Planning and Zoning Department

DATE: August 2, 2006

RE: C14-06-0132 Gate Terrace

Staff recommends that these items be postponed until August 24, 2006.

Additional follow-up is required to address some of the issues raised at the public hearing at Planning Commission. The postponement will allow these issues to be resolved.

ZONING CHANGE REVIEW SHEET

CASE: C14-06-0136

PC. DATE: July 25, 2006

ADDRESS: 1701 and 1703 Windoak Drive

OWNER/APPLICANT: Jim Cummings

AGENT: Urban Design (Laura-Toups)

ZONING FROM: SF-3

TO: SF-6-CO

AREA: 1.58 acres

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of SF-6-CO zoning. The conditional overlay is as follows:

1. Residential density is limited to one single family unit per lot.
2. Impervious cover is limited to 45% (SF-3 impervious cover).

The applicant supports this conditional overlay.

PLANNING COMMISSION RECOMMENDATION:

July 25, 2006: *APPROVED STAFF'S RECOMMENDATION OF SF-6-CO ZONING;
CONDITIONS OF:*

- 40% IMPERVIOUS COVER LIMIT;
- PROHIBIT GATES ON THE DRIVEWAYS

[M.DEALEY, M.MOORE 2ND] (6-3) C.RILEY, G.STEGEMAN, P.CAVAZOS – NAY

DEPARTMENT COMMENTS:

This case is related to case C14-05-0201 in which the adjoining tract was zoned from SF-3 to SF-6-CO. The applicant is now requesting rezoning of the adjoining lot to allow access through a common driveway.

The final ordinance for that case is attached as a reference. City Council approved SF-6-CO and the neighborhood and applicant signed a restrictive covenant to address issues falling outside the CO.

The site is two undeveloped single family zoned lots. The request is to rezone the lot to allow townhouse and condominium development (SF-6-CO). The conditional overlay is as follows would residential density is limited to one single family unit per lot and limit impervious cover is limited to 45% (SF-3 impervious cover).

Staff recommends approval of SF-6-CO zoning. The conditional overlay is as follows:

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EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3	Single Family Home
<i>North</i>	SF-3	Single Family Homes
<i>South</i>	LR, MF-3	Apartments
<i>East</i>	SF-6-CO	Residential development underway
<i>West</i>	MF-4 and CS-CO	Detention Pond and Auto Repair

AREA STUDY: The site falls within the Riverside Neighborhood Plan, currently underway.

TIA: Not Required

WATERSHED: Harper's Branch Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No **HILL COUNTRY ROADWAY:** No

REGISTERED COMMUNITY ORGANIZATIONS:

- South River City Citizens' Association
- Southeast Austin Neighborhood Alliance
- Crossing Gardenhome Owners Association
- Terrell Lane Interceptor Association
- Baron Springs/Edwards Aquifer Conservation District
- South Central Coalition
- PODER - People Organized to Defend Earth and her Resources
- Austin Neighborhoods Council
- East Riverside/Oltorf Neighborhood Planning Team

SCHOOLS:

Travis Height Elementary School Fulmore Middle School Travis High School

ABUTTING STREETS:

Name	ROW	Pavement	Classification
Windoak Drive	50'	30'	Local

C14-06-0136

CITY COUNCIL DATE: **ACTION:**

August 9, 2006:

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Robert Heil
e-mail address: robert.heil@ci.austin.tx.us

PHONE: 974-2330

SUMMARY STAFF RECOMMENDATION

Staff recommends approval of SF-6-CO zoning. The conditional overlay is as follows:

- Residential density is limited to one single family unit per lot.
- Impervious cover is limited to 45% (SF-3 impervious cover).

The applicant supports this conditional overlay.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. *Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.*

SF-6 zoning would provide for a transition from the multi-family uses to the south and the single family uses to the north, and would allow the completion of the SF-6 project to the east as designed. SF-3 densities and impervious covers would remain in place..

EXISTING CONDITIONS

Site Characteristics

The site is two undeveloped single family zoned lots. The request is to rezone the lot to allow townhouse and condominium development (SF-6-CO). The conditional overlay is as follows would residential density is limited to one single family unit per lot and limit impervious cover is limited to 45% (SF-3 impervious cover).

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Harpers Branch Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.

According to flood plain maps, there is no flood plain within the project area.

At this time, site-specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Transportation

No additional right-of-way is needed at this time.

The trip generation under the requested zoning is estimated to be 137 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 300 vehicle trips per day. [LDC, 25-6-113]

Existing Street Characteristics:

Name	ROW	Pavement	Classification
Windoak Drive	50'	30'	Local

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation, or adjustment are required, the landowner, at own expense, will be responsible for providing. Also, the utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria. The utility construction must be inspected by the City.